

Rabun Gap 30568

ZIP code · GA · Georgia > Rabun County

BALANCED MARKET

\$298K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

41

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



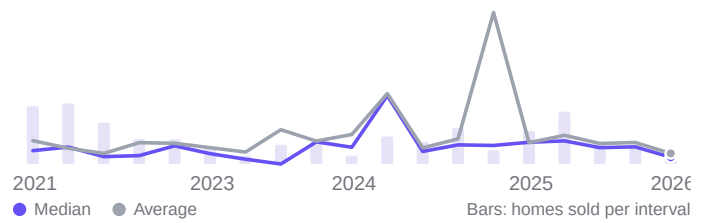
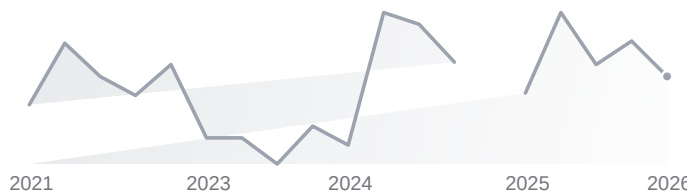
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$209K · Average \$245K

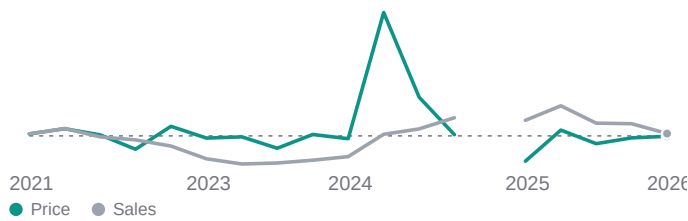


Growth (year over year)

Price -0.9% · Sales +5.1%

Price per square foot

\$112/ft²

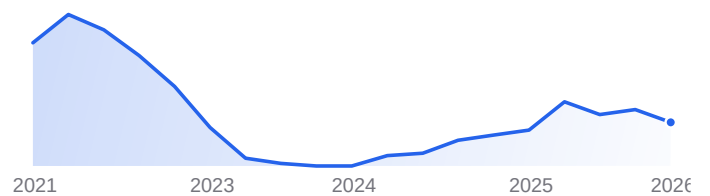
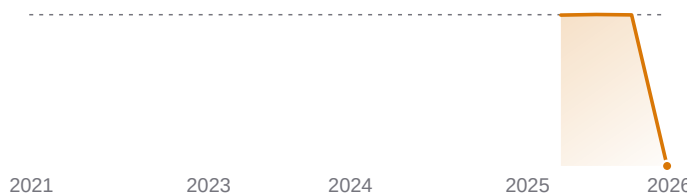


Sale premium vs estimated value

-34.2%

Annual turnover (share of homes sold)

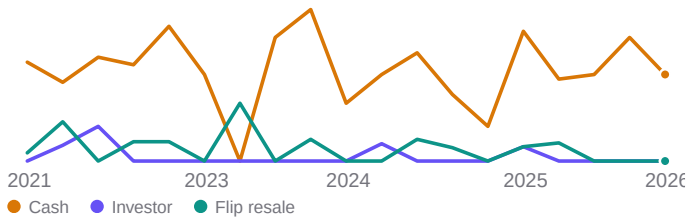
3.1%



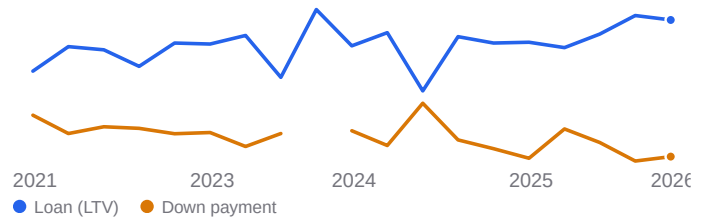
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

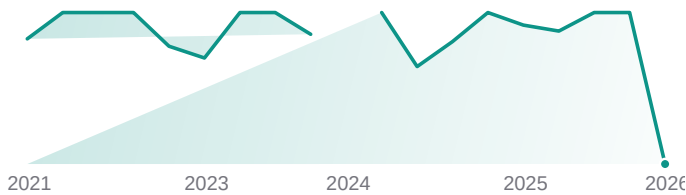


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.8%



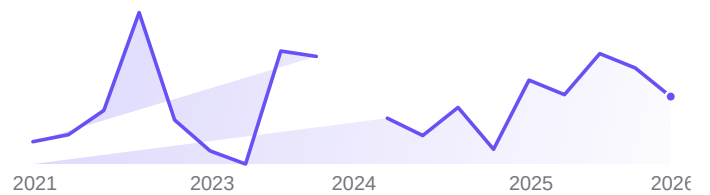
Sellers who sold at a gain

0%



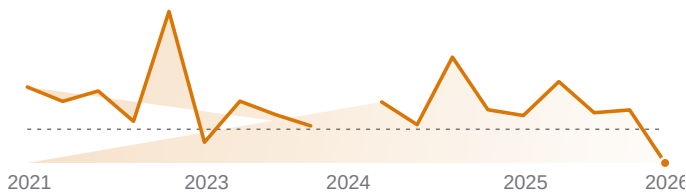
Typical hold before selling

4.0 yrs



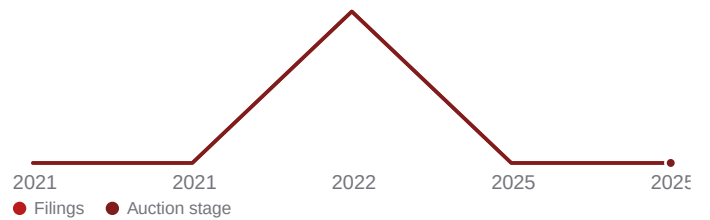
Median annualized return at resale

-14.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,306
Median value (AVM)	\$338K
Median size	1,562 ft²
Median bedrooms	3
Median year built	1988
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.0%
Owner occupied	57%
Company owned	9.8%
Median loan-to-value	11%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	2,650
Density	84 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	101
Homes occupied	70%
Bachelor's or higher	20%
Poverty rate	11.4%
Unemployment	0.9%
Average temp	54°F
Annual precip	79 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.